

1 BILL NO. Z-83-06-06

2 ZONING MAP ORDINANCE NO. Z-


3 AN ORDINANCE amending the City of  
4 Fort Wayne Zoning Map No. L-6.

5  
6 BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE,  
7 INDIANA:

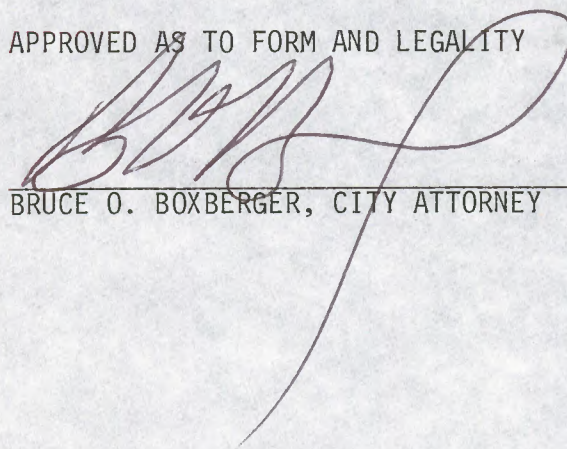
8 SECTION 1. That the area described as follows is hereby  
9 designated a B-3-B (General Business) District under the terms of  
10 Chapter 33 of the Code of the City of Fort Wayne, Indiana of 1974:

11 Lot #139 Rockhill Amended Addition  
12 and the symbols of the City of Fort Wayne, Zoning Map No. L-6, as established  
13 by Section 11 of Chapter 33 of the Code of the City of Fort Wayne, Indiana  
14 are hereby changed accordingly.

15 SECTION 2. That this Ordinance shall be in full force and effect  
16 from and after its passage and approval by the Mayor and the legal  
17 publication thereof.

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19   
COUNCILMEMBER

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21  
22 APPROVED AS TO FORM AND LEGALITY

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24   
25 BRUCE O. BOXBERGER, CITY ATTORNEY  
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Read the first time in full and on motion by Stier, seconded by Salvors, and duly adopted, read the second time by title and referred to the Committee of regulations (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on \_\_\_\_\_, the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., E.S.T.

DATE: 6-14-83

Sandra E. Kennedy  
CITY CLERK

Read the third time in full and on motion by Stier, seconded by Ben Smith, and duly adopted, placed on its passage. PASSED (LOST) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	_____	_____	_____	_____	_____
<u>BRADBURY</u>	_____	✓	_____	_____	_____
<u>BURNS</u>	_____	✓	_____	_____	_____
<u>EISBART</u>	_____	✓	_____	_____	_____
<u>GiaQUINTA</u>	_____	✓	_____	_____	_____
<u>SCHMIDT</u>	_____	✓	_____	_____	_____
<u>SCHOMBURG</u>	_____	✓	_____	_____	_____
<u>SCRUGGS</u>	_____	✓	_____	_____	_____
<u>STIER</u>	_____	✓	_____	_____	_____
<u>TALARICO</u>	_____	✓	_____	_____	_____

DATE: 7-12-83

Sandra E. Kennedy  
CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ZONING MAP) (GENERAL) (ANNEXATION) (SPECIAL) (APPROPRIATION) ORDINANCE (RESOLUTION) NO. \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

ATTEST: (SEAL)

CITY CLERK

PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at the hour of \_\_\_\_\_ o'clock \_\_\_\_\_ M., E.S.T.

CITY CLERK

Approved and signed by me this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at the hour of \_\_\_\_\_ o'clock \_\_\_\_\_ M., E.S.T.

WIN MOSES, JR. - MAYOR



RECEIPT NO. \_\_\_\_\_

DATE FILED \_\_\_\_\_

INTENDED USE \_\_\_\_\_

THIS IS TO BE FILED IN DUPLICATE

I/We KEEFER PRINTING COMPANY, INC.  
(Applicant's Name or Names)

do hereby petition your Honorable Body to amend the Zoning Map of Fort Wayne Indiana, by reclassifying from a/an R-3 District to a/an B3B District the property described as follows:

LOT 139 ROCKHILL AMID ADD.

(Legal Description) If additional space is needed, use reverse side.

LEGAL ~~THE~~ 720 W. WASHINGTON BLVD.

(General Description for Planning Staff Use Only)

I/We, the undersigned, certify that I am/We are the owner(s) of fifty-one percentum (51%) or more of the property described in this petition.

JAMES M. KEEFER

James M. Keefe  
(Name)

714 W. WASHINGTON BLVD  
(Address) 46804

James M. Keefe  
(Signature)

(If additional space is needed, use reverse side.)

Legal Description checked by \_\_\_\_\_

NOTE FOLLOWING RULES

All requests for deferrals, continuances, withdrawals, or request that the ordinance be taken under advisement shall be filed in writing and be submitted to the City Plan Commission prior to the legal notice pertaining to the ordinance being sent to the newspaper for legal publication. If the request for deferral, continuance or request that ordinances be taken under advisement is received prior to the publication of the legal ad being published the head of the Plan Commission staff shall not put the matter on the agenda for the meeting at which it was to be considered. The Plan Commission staff will not accept request from petitioners for deferrals, continuances, withdrawals, or requests that an ordinance be taken under advisement, after the legal notice of said ordinance is forwarded to the newspaper for legal publication but shall schedule the matter for hearing before the City Plan Commission. (FILING FEE \$50.00)

Name and address of the preparer, attorney or agent.

SAME AS ABOVE  
(Name)

u  
(Address & Zip Code)

424-4543  
(Telephone Number)

COMMUNITY DEVELOPMENT AND PLANNING / Division of Long Range Planning & Zoning and (CITY PLAN COMMISSION) / Room #830, City-County Building, One Main Street, Fort Wayne, IN 46802 (PHONE: 219/423-7571)

Applicants, Property owners and preparer shall be notified of the Public Hearing approximately ten (10) days prior to the meeting.



## RESOLUTION OF ZONING ORDINANCE AMENDMENT RECOMMENDATION

WHEREAS, the Common Council of the City of Fort Wayne, Indiana, on June 14, 1983, referred a proposed zoning map amendment to the City Plan Commission which proposed ordinance was designated as Bill No. Z-83-06-06; and,

WHEREAS, the required notice of public hearing on such proposed ordinance has been published as required by law; and,

WHEREAS, the City Plan Commission conducted a public hearing on such proposed ordinance on June 20, 1983;

NOW THEREFORE BE IT RESOLVED that the City Plan Commission does hereby recommend that this ordinance be returned to the Common Council with a "DO NOT PASS" recommendation based on the Commission's following "Finding of Fact".

(1) the grant will be injurious to the public health, safety, morals, and general welfare of the community;

(2) the use or value of the area adjacent to the property included in the rezoning will be affected in a substantially adverse manner;

(3) the need for the rezoning does not arise from conditions peculiar to the property involved and the condition is not due to the general conditions of the neighborhood;

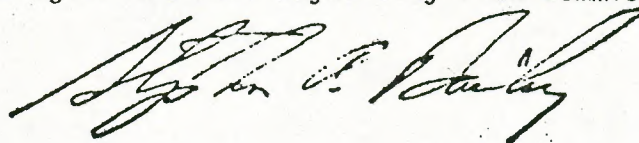
(4) the strict application of the terms of the zoning ordinance will not constitute an unusual and unnecessary hardship to this property;

(5) the grant interferes substantially with the comprehensive plan adopted under the 500 series of the metropolitan development law; and,

BE IT FURTHER RESOLVED that the Secretary is hereby directed to present a copy of this resolution to the Common Council at its next regular meeting.

This is to certify that the above is a true and exact copy of a resolution adopted at the meeting of the Fort Wayne City Plan Commission held June 27, 1983.

Certified and signed this  
28th day of June 1983.



Stephen A. Bailey  
Secretary



BILL NO. Z-83-06-06

REPORT OF THE COMMITTEE ON REGULATIONS

WE, YOUR COMMITTEE ON REGULATIONS TO WHOM WAS REFERRED AN  
ORDINANCE amending the City of Fort Wayne Zoning Map No. L-6

HAVE HAD SAID ORDINANCE UNDER CONSIDERATION AND BEG LEAVE TO REPORT  
BACK TO THE COMMON COUNCIL THAT SAID ORDINANCE Do not PASS.

JAMES S. STIER, CHAIRMAN

JANET G. BRADBURY, VICE CHAIRMAN

VICTURE L. SCRUGGS

MARK E. GIAQUINTA

ROY J. SCHOMBURG

Janet G. Bradbury  
Victure Scruggs  
Mark E. Giaquinta  
Roy J. Schomburg

Concurred in 7/12/83. Sandra E. Kennedy



# RECEIPT

COMMUNITY DEVELOPMENT & PLANNING

No 8968

FT. WAYNE, IND., 5/18 1983

RECEIVED FROM Keeper Printing, Inc. \$ 50.00

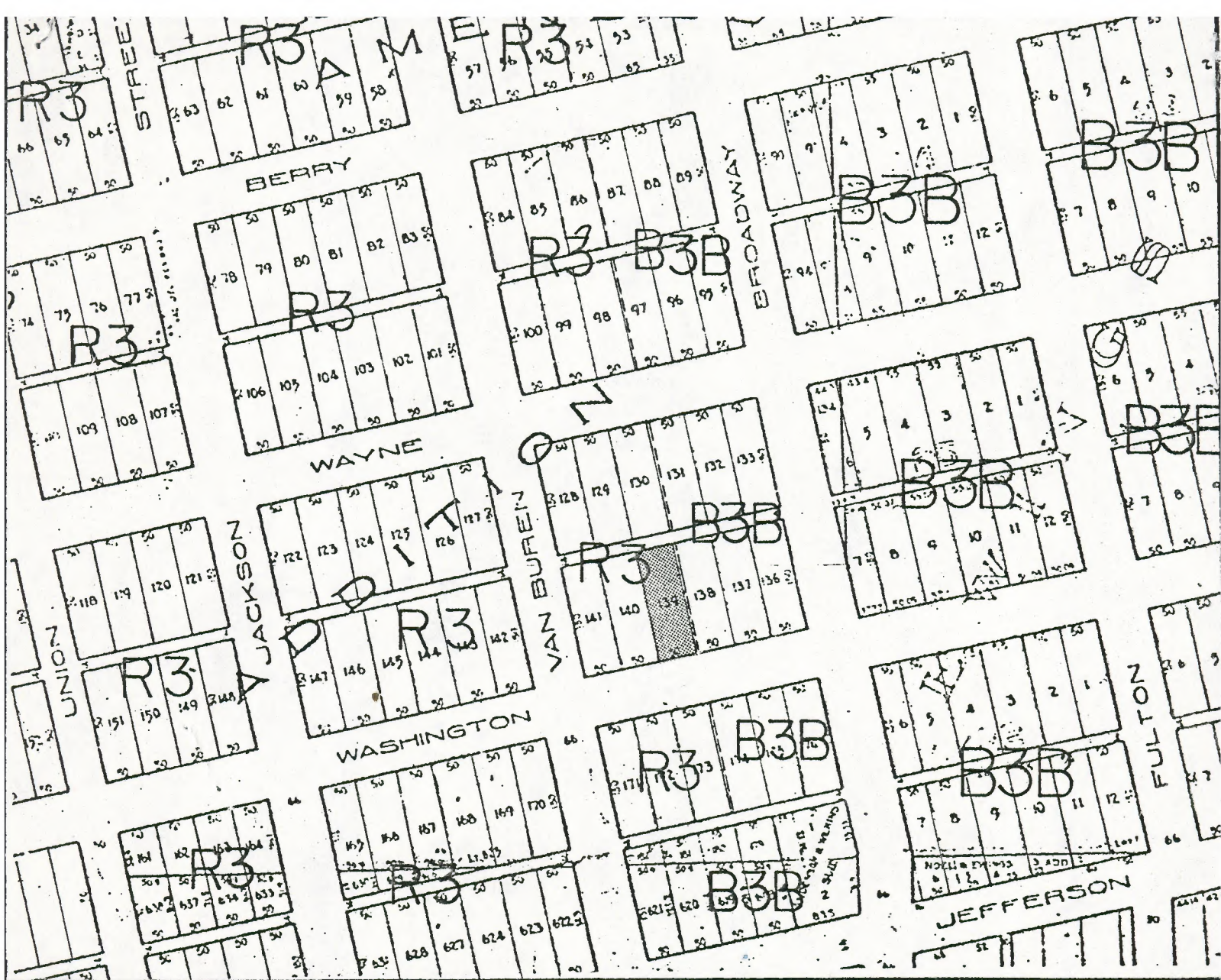
THE SUM OF fifty 00/100 DOLLARS


ON ACCOUNT OF printing - #3 to B-3-B

HTB

AUTHORIZED SIGNATURE





 A PETITION TO AMEND THE ZONING MAP  
 BY RECLASSIFYING DESCRIBED PROPERTY  
 FROM AN R-3 TO B3B DISTRICT.

MAP NO. L-6

Z-83-06-06







# The City of Fort Wayne

Division of Land Use Management

DEPARTMENT OF COMMUNITY DEVELOPMENT & PLANNING

28 June 1983

Members of the Common Council  
City-County Building  
One Main Street  
Fort Wayne, IN 46802

Gentlemen and Mrs. Bradbury:

Attached hereto is a copy of a resolution pertaining to one (1) zoning ordinance amendment acted upon by the City Plan Commission at their regular meeting held June 27, 1983. In addition to the reasons outlined in the resolution, the following are additional remarks pertaining to the ordinance involved.

1. Bill No. Z-83-06-06
2. From R-3 to B-3-B
3. Intended Use: Not Given
4. Plan Commission Recommendation: DO NOT PASS

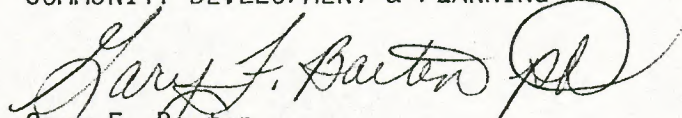
This ordinance received a DO NOT PASS recommendation for the following reason:

REASON: This rezoning request is not compatible with the West Central Neighborhood Plan as adopted by the City Plan Commission and the West Central Neighborhood.

If there are any questions with regard to this ordinance, please feel free to call on us.

Respectfully submitted,

COMMUNITY DEVELOPMENT & PLANNING

  
Gary F. Baeten  
Senior Planner

GFB:pb

Attachments



**ORIGINAL**

Admn. Appr. \_\_\_\_\_

DIGEST SHEET

6301

TITLE OF ORDINANCE Zoning Ordinance Amendment 3-83-06-06

DEPARTMENT REQUESTING ORDINANCE Long Range Planning - CD&P

SYNOPSIS OF ORDINANCE Lot #139 in Rockhill Amended Addition.

EFFECT OF PASSAGE Property is now zoned R-3 - Multiple Family Residential.

Property will become B-3-B - General Business.

EFFECT OF NON-PASSAGE Property will remain R-3 - Multiple Family Residential.

MONEY INVOLVED (Direct Costs, Expenditures, Savings) \_\_\_\_\_

ASSIGNED TO COMMITTEE (J.N.) \_\_\_\_\_